

In Re:	Case No.:	20-17880 (KCF)
HITESHRI PATEL,	Chapter:	11
Chapter 11 Debtor.	Judge:	Ferguson

NOTICE OF PROPOSED PRIVATE SALE

Hiteshri Patel, Chapter 11 Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: United States Bankruptcy Court
Clarkson S. Fisher US Courthouse
402 East State Street
Trenton, New Jersey 08608

If an objection is filed, a hearing will be held before the Honorable Kathryn C. Ferguson on 3/30/2021 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 2, 402 East State Street Trenton, NJ 08608. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 10535 NE PARK RIDGE WAY, HILLSBORO, OREGON

Proposed Purchaser: Benjamin Smith

Sale price: \$435,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: 1. Tim Saeland
Amount to be paid: 1. 5.5%
Services rendered: 1. Realtor fees

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Middlebrooks Shapiro, P.C.

Address: 841 Mountain Avenue, First Floor, Springfield, New Jersey 07081

Telephone No.: 973 218 6877

In re:
Hiteshri Patel
Debtor

Case No. 20-17880-KCF
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin

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Date Rcvd: Mar 03, 2021

Form ID: pdf905

Total Noticed: 37

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.P.2002(g)(4).
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 05, 2021:

Recip ID	Recipient Name and Address
db	+ Hiteshri Patel, 223 Gordons Corner Road, Marlboro, NJ 07746-1257
tr	+ Ciardi Ciardi & Astin, Nicole M. Nigrelli, 1905 Spruce Street, Philadelphia, PA 19103-5732
acc	+ Kotulak & Company, PC, 1035 Route 46 East, Suite B-107, Clifton, NJ 07013-2430
cr	+ MATRIX FINANCIAL SERVICES CORP., Phelan Hallinan & Schmieg, PC, 1617 JFK Boulevard, Suite 1400, Philadelphia, PA 19103-1814
r	Re/Max Equity Group, c/o Tim Saeland, 6425 SW Capital Hwy, Portland, OR 97239
sp	+ Szeto & Ibarra, LLP, Shatford Law, 16491 Scientific Way, Irvine, CA 92618-4355
acc	+ Waldman Tax & Financial Services, 7861 Valley View Street, La Palma, CA 90623-1849
518875872	5th and PCH - Retail, PO Box 840628, Los Angeles, CA 90084-0628
518875873	+ Capref Strand LLC, 8333 Douglas Avenue, Suite 975, Dallas, TX 75225-5895
518875878	+ DSC America, Inc., c/o Kennedy Wilson Properties, Ltd, 151 S. El Camino Drive, Beverly Hills, CA 90212-2704
518876978	+ Faisal M. Shah, 1857 North Gate Road, Scotch Plains, NJ 07076-2942
518876979	+ Frank Pontoriero, 551 2nd Avenue, Lyndhurst, NJ 07071-1512
518875880	+ GE HFS, LLC, 9900 Innovation Drive, RP - 2100, Milwaukee, WI 53226-4856
518875881	HF Holdings, Inc., PO Box 593080, Huntington Beach, CA 92648
518876980	+ Himanshu K Patel, 223 Gordons Corner Road, Marlboro, NJ 07746-1257
518875883	+ Konica Minolta, TIAA Commercial Finance, Inc., 10 Waterview Boulevard, Parsippany, NJ 07054-1286
518875884	+ Landmark Health/Brown Mills, LLC, c/o Post Polak, P.A., Attn: David L. Epstein, 425 Eagle Rock Avenue, Suite 200, Roseland, NJ 07068-1717
518937762	+ MATRIX FINANCIAL SERVICES CORP., FLAGSTAR BANK, FSB, 5151 CORPORATE DRIVE, TROY MI 48098-2639
518875886	+ NFS Leasing, Inc., 900 Cummings Center, Suite 226-U, Beverly, MA 01915-6183
518875887	+ RMS Franchise Group, 2390 E. Orangewood Ave., Suite 550, Anaheim, CA 92806-6174
518875888	++ STATE OF NEW JERSEY, DIVISION OF TAXATION BANKRUPTCY UNIT, PO BOX 245, TRENTON NJ 08646-0245 address filed with court., State of New Jersey, Division of Taxation, Compliance Activity, PO Box 245, Trenton, NJ 08695-0245
518876981	#+ Shrdanu Pizza Prs 1, Inc., 5242 E. 2nd Street, Long Beach, CA 90803-5329
518876982	#+ Shrdanu Pizza Prs2, Inc., 150 5th Street, Huntington Beach, CA 92648-5138
518875889	+ TIAA Commercial Finance, Inc., c/o Kutak Rock LLP, Attn: Lisa M. Peters, Esq., 1650 Farnam Street, Omaha, NE 68102-2186
518963013	+ West Valley National Bank, 2111 E Highland Ave #B-150, Phoenix, AZ 85016-4757
518875891	+ Yogesh Patel, 714 S Halliday St, Anaheim, CA 92804-3129

TOTAL: 26

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: sbse.cio.bnc.mail@irs.gov	Mar 03 2021 21:20:00	Dist Dir of IRS, Insolvency Function, PO Box 724, Springfield, NJ 07081-0724
smg	Email/Text: usanj.njbankr@usdoj.gov	Mar 03 2021 21:21:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Mar 03 2021 21:21:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
518875875	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Mar 03 2021 21:34:06	Citi, P.O. Box 9001037, Louisville, KY

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User: admin

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Date Rcvd: Mar 03, 2021

Form ID: pdf905

Total Noticed: 37

518875876	Email/PDF: Citi.BNC.Correspondence@citi.com	Mar 03 2021 21:34:51	40290-1037 Costco, Citcards, PO Box 790046, Saint Louis, MO 63179-0046
518875877	Email/Text: mrdiscen@discover.com	Mar 03 2021 21:19:00	Discover, P.O. Box 15251, Wilmington, DE 19886
518875879	Email/Text: cashiering-administrationservices@flagstar.com	Mar 03 2021 21:21:00	Flagstar Bank, 5151 Corporate Drive, Troy, MI 48098-2639
518875874	Email/PDF: ais.chase.ebn@americaninfosource.com	Mar 03 2021 21:33:01	Chase, Cardmember Services, P.O. Box 6294, Carol Stream, IL 60197-6294
518875885	Email/Text: camanagement@mtb.com	Mar 03 2021 21:20:00	M&T Bank, PO Box 62182, Baltimore, MD 21264-2182
518907590	Email/Text: camanagement@mtb.com	Mar 03 2021 21:20:00	M&T Bank, c/o Schiller Knapp Lefkowitz Hertzell LLP, Post Office Box 840, Buffalo, NY 14240
518875890	+ Email/Text: bankruptcynotices@sba.gov	Mar 03 2021 21:19:00	US Small Business Administration, 409 3rd St, SW, Washington, DC 20416-0005

TOTAL: 11

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
518875882	*	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346

TOTAL: 0 Undeliverable, 1 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 05, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 2, 2021 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor MATRIX FINANCIAL SERVICES CORP. dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Gary D. Bressler	on behalf of Creditor West Valley National Bank gbressler@mdmc-law.com scarney@mdmc-law.com;dprimack@mdmc-law.com;bkleban@mdmc-law.com
James N. Lawlor	on behalf of Creditor NFS Leasing Inc. jlawlor@wmd-law.com
Joseph Francis Pacelli	on behalf of Creditor NFS Leasing Inc. jpacelli@wmd-law.com
Lauren Bielskie	on behalf of U.S. Trustee U.S. Trustee lauren.bielskie@usdoj.gov

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Melinda D. Middlebrooks

on behalf of Plaintiff Hiteshri Patel middlebrooks@middlebrooksshapiro.com melindamiddlebrooks@gmail.com

Melinda D. Middlebrooks

on behalf of Debtor Hiteshri Patel middlebrooks@middlebrooksshapiro.com melindamiddlebrooks@gmail.com

Nicole M. Nigrelli

on behalf of Trustee Nicole M. Nigrelli nnigrelli@ciardilaw.com sfrizlen@ciardilaw.com;dtorres@ciardilaw.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 9